

**ZONING BOARD OF APPEALS
MEETING AGENDA**

**MONDAY, JUNE 5, 2006
7:00 PM
TOWN HALL ANNEX
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #V200608—John & Jean Rourke for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements & Section 5.3g(1)(a)—Additional Yard Requirements: for a front yard setback (Route 30) from 60' to 2' for a 22' x 12' detached garage; for a front yard setback (West Shore Road) from 35' to 0.5' for a 22' x 12' detached garage; a front yard setback (Route 30) from 60' to 38' for a 10' x 6' addition; a front yard setback (West Shore Road) from 35' to 7.5' for a 10' x 6' addition; a front yard setback (Route 30) from 60' to 51.5' for a 4' x 11' addition; a front yard setback (West Shore Road) from 35' to 15' for a 4' x 11' addition; a rear yard setback from 10' to 6.5' for a deck staircase; and to increase building coverage to 21.2% on property located at 139 West Shore Road, APN 169-013-0000 in a LR Zone.
2. #V200609—Roger Dudek for a variance to the Ellington Zoning Regulations, Section 4.10a IP Zone, Permitted Uses & Section 6.1 Non-Conforming Uses: for a use variance to allow the expansion of the residential use for construction of a 16' x 22' sunroom addition on property located at 121 Windermere Avenue, APN 017-017-0000 in an IP Zone.
3. #V200610—William Keohane for variances to the Ellington Zoning Regulations, Section 5.2—Area & Yard Requirements: for a front yard setback from 35' to 26'; side yard setbacks (north & south) from 10' to 0'; rear yard setback from 10' to 5.5'; and to increase building coverage to 31% for an addition including decks on property located at 42 Aborn Road, APN 149-091-0000 in an A Zone.
4. #V200611—Elisa & Eben Holmes for a variance to the Ellington Zoning Regulations, Section 4.2b(4)(f) Accessory Apartments: to allow the accessory apartment in a detached garage, which will not have a connecting door between the home and the accessory apartment on property located at 240 Crystal Lake Road, APN 084-014-0000 in an AA Zone.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS: NONE

VI. ADMINISTRATIVE BUSINESS:

1. Approval of the May 1, 2006 Meeting Minutes
2. Correspondence:
 - a. Memo to staff from Rob Phillips, dated 4/20/06 (Submission of revised plans)
 - b. Email to Chris Yanaros from Rob Phillips, dated 5/3/06 (CPI)
 - c. Cease & Desist Order to Gene & Susan Sheehan from Lisa Houlihan, dated 5/24/06 (75 Muddy Brook Road)
 - d. Notice of Violation to Robert & LeAnn Sanville from Lisa Houlihan, dated 5/30/06 (104 Webster Road)
 - e. Memo to Mary Cardin from First Selectman Stupinski, dated 5/25/06 (Recognition ceremony)

VII. ADJOURNMENT: